

**From:** [BDC Lgoima](#)  
**To:** [REDACTED]  
**Subject:** Official Information Request for Fast Track Approvals Bill information Ref: OIA 069/24  
**Date:** Thursday, 13 June 2024 4:49:25 pm  
**Attachments:** [BDC FTC application.pdf](#)  
[Letter from Minister Bishop- Listed Projects Process \(002\).pdf](#)  
[240215 - Letter for Mavor - Minister Bishop - Fast Track Consenting FINAL.pdf](#)  
[Re Fast Track Approvals Bill Email & Attachment - redacted.pdf](#)  
[RE Letter from Minister Bishop- Listed Process Approval Process.msg](#)  
[FW Letter from Minister Bishop- Listed Process Approval Process.msg](#)  
[RE Fast Track Approvals Bill .msg](#)  
[Re Fast Track Approvals Bill .msg](#)  
[Fast Track Approvals Bill .msg](#)  
[image002.png](#)

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Dear [REDACTED]

We refer to your official information request dated 21 May 2024. Your request was as follows:

*Under the LGOIMA please provide:*

- *a copy of any application for any project that the Council has submitted to the process to be considered for addition to Schedule 2 of the Fast Track Approvals Bill*
  
- *a copy of all correspondence between the council, councillors and staff in relation to the Fast Track Approvals Bill (including, but not limited to, any application to be considered for addition to Schedule 2 of the Bill) and the following people or organisations:*
  - *any member of Parliament, whether in their capacity as a MP or as a Minister of the Crown.*
  - *Ministry for the Environment*
  - *Ministry of Business Innovation and Employment*
  - *Department of Conservation*
  - *Department of Prime Minister and Cabinet*
  - *Ministry of Primary Industries*

**BDC Response:**

1. Please find attached a copy of Council's submission to be considered for addition to Schedule 2 of the Fast Track Approvals Bill.
2. Please find attached a copy of all correspondence in relation to the Fast Track Approvals Bill.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact the Buller District Council by return email to [lgoima@bdc.govt.nz](mailto:lgoima@bdc.govt.nz).

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request may be published at <https://bullerdc.govt.nz/district-council/your-council/request-for-official-information/responses->

[to-igoima-requests/](#) with your personal information removed.

Kind regards

Nathan Riley | Group Manager Regulatory Services  
DDI 037889614 | Mobile 0273877128 | Email [Nathan.Riley@bdc.govt.nz](mailto:Nathan.Riley@bdc.govt.nz)

Buller District Council | Phone 0800 807 239 | [bullerdc.govt.nz](http://bullerdc.govt.nz)  
PO Box 21 | Westport 7866

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Submitted to Fast-track approval applications  
Submitted on 2024-05-03 15:31:03

### Submitter details

Is this application for section 2a or 2b?

2B

#### 1 Submitter name

Individual or organisation name:  
Buller District Council

#### 2 Contact person

Contact person name:  
Simon Pickford

#### 3 What is your job title

Job title:  
Chief Executive Officer

#### 4 What is your contact email address?

Email:  
Simon.Pickford@bdc.govt.nz

#### 5 What is your phone number?

Phone number:  
021949922

#### 6 What is your postal address?

Postal address:

PO Box 21  
Westport  
7866

#### 7 Is your address for service different from your postal address?

Yes

Organisation:  
Buller District Council

Contact person:  
Simon Pickford

Phone number:  
021949922

Email address:  
Simon.Pickford@bdc.govt.nz

Job title:  
Chief Executive

Please enter your service address:

6-8 Brougham Street  
Westport

### Section 1: Project location

Add the address or describe the location:

Alma Road, Westport

Lot 1 DP 418652 Pt Sec 13 Blk VII Kawati ri SD

File upload:

Westport Locality map for FTC.jpg was uploaded

Upload file here:

location map -final FTC.jpg was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

476773\_Title\_Search\_Copy.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Kawatiri Holdings Trust Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant has no legal interest in the land but supports the issue of a resource consent permitting residential development on land with low natural hazard risk.

## Section 2: Project details

What is the project name?

Please write your answer here:

Alma Road Lot 1 Residential Resource Consent

What is the project summary?

Please write your answer here:

To issue a resource consent for Lot 1 Deposited Plan 418652 and Part Section 13 Block VII Kawatiri Survey that enables future residential development in an area with low natural hazards. The project is supported with Infrastructure Acceleration Funding (IAF) from the Crown that enables council to provide three waters infrastructure and road improvements to support such development.

What are the project details?

Please write your answer here:

### Summary

To issue resource consents to permit Lot 1 Deposited Plan 418652 and Part Section 13 Block VII Kawatiri Survey to be used for residential use to provide for future housing developments in an area with low natural hazards. The resource consent is supported by the Infrastructure Acceleration Funding (IAF) to enable Council to provide three waters infrastructure and road improvements to new residential development.

Purpose – to enable new residential development in an area with low natural hazard.

### Objectives

- support the release of IAF funding to provide three waters infrastructure and roading improvements to enable residential development.
- Provide the private sector with certainty to enable them to secure funding for residential development.
- align with the strategic direction of the Crown funded Multi Tool Business Case, and government's "Go for Growth" Housing policies.

### Activities

- Issue Resource consents to allow residential development on Lot 1 as per the attached maps.

Timing – the resource consent could be issued immediately.

Regime under which approval is requested- Resource Management Act 1991

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Proposed Timeline

October 2024 – Resource Consent confirmed through Fast Track process  
December 2024 – detailed design of infrastructure and Road improvements complete  
January 2025 – construction tenders issued  
March 2025 – construction of infrastructure commences  
October 2025 - new house construction commences

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991  
Resource consent

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Buller District Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

None

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

The property owner.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Proposed Timeline  
October 2024 – Resource consent issued through Fast Track process  
December 2024 – detailed design of infrastructure and Road improvements complete  
January 2025 – construction tenders issued  
March 2025 – construction of infrastructure commences  
October 2025 - first new houses under construction

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The land owner  
Buller District Council  
Ngāi Tahu  
Ngāi Tahu Papatipu Runanga  
Te Rūnanga o Ngāti Waewae  
Ngāti Apa ki te Rā Tō  
Ngāti Rārua

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The Westcoast Regional Council is in the development process for a new combined West Coast District Plan. The new Plan will cover District Council areas on the West Coast. New residential zoning is currently proposed in the local area but over a much wider area than IAF funding can provide services for.

While Council has submitted on the Draft and Proposed Plan, Council now proposes a smaller area of land, including the Kawatiri block, be rezoned residential. Council will submit this evidence at Hearings mid year.

The RMA Plan confirmation process will take until mid to late 2025 putting our IAF construction funding at risk. Hearing Commissioners decisions are also subject to appeal which creates significant uncertainty for developers and further delays the provision of new residential land with a low natural hazard profile.

#### Approach

Te Tai o Poutini Plan team undertook informal engagement over the period of June 2019 to October 2020. The aim was to check in with the community that we have a good understanding of the issues and potential options for managing these so we can prepare relevant and practical policy responses in TTPP that represents our communities' views.

The Plan team ran a roadshow about the Plan during March 2020 (Westland and part of Grey) and September 2020 (Buller and part of Grey) and had eight workshops with different interest groups around key topics. As well as feedback gathered at our engagement events, we had 70 responses to our questionnaires as well as individual feedback forms and emails.

#### Pre Plan Consultation

- Placed based factsheets and questionnaires for Reefton, Westport, Hokitika and Greymouth
- Te Tai o Poutini Plan roadshow with our Conversation Caravan – drop-in sessions at 22 locations across the Coast in March and September 2020
- Consultation Hui at Arahura Mārae
- Public meetings at Greymouth, Hokitika, Reefton and Westport
- Numerous one-on-one meetings with key stakeholders (iwi, business, industry, heritage and environment)
- Multiple interest group workshops
- A purpose built website for the Te Tai o Poutini Plan consultation
- General factsheets and questionnaires for settlements, natural hazards, historic heritage, mining and biodiversity
- Quarterly newsletters to stakeholders

#### Draft Plan Consultation

- Advertising, media releases and a public notice about Draft Plan consultation and feedback period E-plan and information available on <http://www.westcoast.govt.nz> website and via council websites throughout the feedback period
- Exposure Draft documents, information sheets and feedback forms at 18 locations across the districts
- 18 Drop-in sessions at 13 locations
- Meetings on eight topics of interest

#### Key Themes

- Across the West Coast housing availability and affordability were significant concerns in many settlements and towns. Consultation identified that there is a significant lack of housing for workers in some towns. Short term rental/Air BnB type accommodation was seen as a key driver of a lack of housing.
- Natural hazards are a concern for many communities. Communities were looking for TTPP to provide a consistent and clear way forward for natural hazard management, including how to undertake managed retreat. Future development needs to avoid exacerbating the natural hazard risk.
- Improving the attractiveness of settlements and towns was a key concern for people in a range of locations across the Coast. -Significant natural areas were a concern in the rural areas. There was a clear need for good information and process to engage affected landowners, to identify what is and isn't significant and provide mechanisms to support and compensate affected landowners.

Running alongside the TToP, community consultation has occurred over the establishment of the temporary accommodation village at an adjacent site, the implementation of the Infrastructure Acceleration Fund design phase and the Master Plan development.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

None identified

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

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Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Not applicable

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

A full assessment of adverse effects has not been undertaken. However, when considering the appropriate area for a new residential zone council has considered avoiding areas:

- That have been identified as a significant natural area.
- That increase exposure to dust and noise from existing heavy industry.
- Within the aircraft noise flight path corridor.
- Within the identified natural hazard overlay.

We have also considered the availability of IAF funded infrastructure to service the new area and improvements to the road corridor and intersection with the State Highway.

A number of rural residential subdivisions in the area have already and continue to occur. The provision of three waters infrastructure and upgrades to the local road will support more intensive residential development in the proposed area and mitigate adverse effects that may otherwise occur from intensification.

Upload file:

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

While a full assessment has yet to be made, we can confirm at the time of application, that NPS Highly Productive Land and NPS Electricity Transmission NPS do not apply. Assessments are being completed under NPS Freshwater Management, and NPS Urban Development (noting that Buller District Council is Tier 3 Authority). A full assessment against National Environmental Standards has not yet been completed but, we can confirm that NES for assessing and managing contaminants to soil to protect human health will apply.

File upload:

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Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Under the Buller District Council District Plan the land that is the subject of this application is currently zoned Rural, which precludes more intensive residential development. The Combined Westcoast District Proposed Plan designates the land as residential.

The Proposed Plan decisions are subject to the outcomes of forthcoming hearings. Council is actively working with objectors to the Proposed Plan rezoning and is confident that by agreeing to reduce the size and location of the currently proposed residential zone, objections can be dealt with. However, the Hearings Panel Chair has indicated that they intend to release all decisions for the three combined districts at the same time. That means, if there is an objection in Westland or Greymouth Districts or even other parts of Buller, to the proposed residential zones, and appeals are filed, the Plan does not become operative until appeals have been dealt with.

This uncertainty around the timing of determining a residential consent application makes financing development too risky. The potential delays also prevent Council from accessing Infrastructure Acceleration Funding to construct new trunk main infrastructure and to upgrade the local road adjacent to the development site. Without being able to confirm residential development at this site, Council's infrastructure is at risk. Without this funding Council will be unable to unlock this land for residential development.

A Fast Track resource consent will enable Council to access their IAF construction funding and for the developer to derisk development funding.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

This is unknown.

Has the project been identified as a priority project in a:

Central government plan or strategy

Please explain your answer here:

The Resilient Westport Multi Tool Business Case uses the Protect, Adapt, Retreat, Avoid framework. Council has identified the area of land in this application as having a low natural hazard risk profile and being land suitable for upzoning to support resilient development. This is a key strategy within the Crown funded Multi Tool Business Case for Resilient Westport.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

There is currently no residentially zoned land outside of the Buller River flood plain. Enabling residential development of this land enables an early key strategic move to provide for future resilience for Westport, this set of strategic initiatives aligns with the Multi-Tool Business Case and the Protect, Avoid Retreat and Accommodate (PARA) framework. Finally the consent will unlock access for Council to \$6.1M of Infrastructure funding to provide trunk main services along Alma Road to the development site. Without this consent, council is unable to access funding for the required infrastructure.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

There is currently no residentially zoned land outside of the Buller River flood plain. This consent will unlock the land for residential development for the next decade, lead to the increase in the supply of housing, address critical accommodation shortages in Westport and contribute to a well-functioning urban environment by ensuring development occurs in a low natural hazard zone.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Buller District has one of the highest deprivations in New Zealand (9 on the index), this partnered with a low rating base makes the provision and funding of infrastructure prohibitive to the Council – it is therefore imperative that the utilization of funding, in this case IAF is best utilized. A core requirement/condition of the IAF contract to enable the physical construction of Infrastructure hinges on the confirmation of Residential development being permitted on the Kawatiri Holdings Ltd land parcel.



The project will unlock \$6.1M of Crown funding for infrastructure. Much of the construction work is likely to be delivered by Westcoast based contractors. This supports local contracting companies at a time of some economic uncertainty.

The project also enables new housing suitable to accommodate the growing workforce of local industry who have indicated the shortage of housing is an impediment to attracting staff. The provision of additional houses will support their growth plans and in turn contribute to the growth of the regional economy.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

There is a severe housing shortage in the district and this constrains industrial growth as there is no housing stock for expansion of work force. It is critical that the region experiences growth, however this must occur in areas of little or no natural hazard risk – this application seeks to remove unnecessary road blocks and provide a platform for growth and resilience.

Will the project support development of natural resources, including minerals and petroleum?

Yes

Please explain your answer here:

There is a severe housing shortage in the district and this constrains industrial growth as there is no housing stock for expansion of work force. It is core critical that the region experiences growth, however this must occur in areas of little or no natural hazard risk – this application seeks to remove unnecessary road blocks and provide a platform for growth and resilience. Local industries include coal mining, gold mining, and mineral sands extraction and export.

Several of the companies involved in the development to natural resources have advised they are also applying for Fast Track consents to expand their operations. While this will provide for an increase in economic activity, this be constrained without the provision for additional high quality housing in areas with low natural hazard.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Directing new residential development in areas with a lower natural hazard profile supports council's and government's climate change mitigation strategies. The avoidance of hazards is much more cost effective than investing in recovery activities after an event has occurred.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The consent will provide the opportunity for new houses to be developed in an area of low natural hazard. The area will also provide a retreat area should Westport township suffer from another major flood, tsunami, coastal inundation or earthquake induced liquefaction.

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The project is consistent with the Proposed District Plan zone changes and the Master Plan development currently being led by Council and funded by the Crown.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

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If yes, please explain:

### Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

The project will have a positive impact by redirecting residential development to an area with a low natural hazard profile.

### Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

No compliance or enforcement actions against council have been identified at the time of preparing this application, under the Acts referred to in the bill.

Load your file here:

No file uploaded

### Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Simon Pickford

Important notes

# Hon Chris Bishop

Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister for Sport and Recreation  
Leader of the House  
Associate Minister of Finance



3 April 2024

Tēnā koe,

After being introduced to Parliament on 7 March 2024, the Fast-Track Approvals Bill (Bill) is now being considered by the Environment Select Committee.

I'm getting in touch as I understand that you were invited to, or had a high level of interest in, nominating projects for inclusion as a 'listed projects' in the Bill. These 'listed projects' will be included in Schedules 2A and 2B of the Bill once the Select Committee process has concluded.

The Government has now established a process to identify listed projects for inclusion in the Bill. This will involve a group of independent experts - the Fast-Track Projects Advisory Group (the Advisory Group) who will be assessing and making recommendations to Ministers on which projects to include in the Bill.

You can nominate a project for listing by submitting it to the Advisory Group for consideration via the Ministry for the Environment (MfE) website ([Fast-track consenting applications - Ministry for the Environment - Citizen Space](#)). You will need to identify which schedule you would like the project to be on and provide supporting information.

The Advisory Group will then undertake an assessment of the projects against the referral criteria in the Bill. It will be supported by a group of officials from the Ministry of Business Innovation and Employment and MfE.

The Advisory Group will then make its recommendations to Ministers who will make decisions on what projects to include in the Bill. These projects will be added to the Bill either through the Select Committee process or later in the Parliamentary process.

The application portal on the MfE website will be live from 3 April to 3 May 2024.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Bishop'.

**Hon Chris Bishop**  
Minister Responsible for RMA Reform

15 February 2024

Honourable Chris Bishop  
Minister RMA Reform  
Via email: [Chris.Bishop@parliament.govt.nz](mailto:Chris.Bishop@parliament.govt.nz)

Dear Minister Bishop

### **Fast Track Consenting**

Our local MP Maureen Pugh has invited Council to identify projects that would benefit from your proposed RMA reform to establish a Fast-track consenting One-Stop Shop.

As you are no doubt aware, Buller was impacted by devastating floods in 2021 and again in 2022. Buller District Council in partnership with West Coast Regional Council and the Government have worked collaboratively on the Multi Tool Business case, which was approved by the previous Government in 2023.

Council was able to partner with MBIE to develop 2 council pieces of vacant land into housing for use by residents left homeless after the flooding. The larger of the two developments was undertaken at Alma Road on an elevated river terrace – an area with a much lower flood and liquefaction risk.

The Multi Tool Business Case was developed with government and included funding for a range of workstreams required to create a Resilient Westport. We have used the PARA (Protect, Avoid, Retreat and Accommodate) framework to ensure a holistic approach to hazard management while exploring opportunities for growth.

A core component of our strategy is in relation to the Avoid and Retreat elements of the proposal, utilising our Infrastructure Acceleration Fund and the proposed new One District Plan, the Te Tai o Poutini Plan. These combined, will allow the Council to encourage growth in an area largely free of natural hazards, and initiate the intergenerational adaptation and retreat of Westport. The Alma Road catchment area of Westport has been identified through various local processes as the obvious place for future development, this was reinforced by the MBIE housing being established there as part of the temporary accommodation service response to our floods.

The Council is also currently working on a greater Westport Master Plan, that will provide certainty and buy in of the Private Sector and Community to explore the short, mid and long term future of the area – with key focuses on Multi Hazard Adaptation and Economic Development and Growth.

We support the Governments intentions in respect to Go For Growth Housing, and the development of Regional Deals – which have an excellent strategic alignment with our Master Planning process and intentions.

However, we are currently unable to expedite our intentions of providing trunk line infrastructure and zoning to enable development in appropriate areas and encourage the

region to grow – current demand for housing is high and there is little in the way of development to support our growing industries and unexplored economic growth opportunities. Key industries report that the lack of quality housing is a constraint on their growth.

### The ask

We ask that the Alma Road zoning changes proposed in the Te Tai o Poutini Plan be considered for inclusion in Schedule Two of your proposed fast-tracking legislation. Specifically, the zoning change from Rural to Residential for the Alma Road catchment area to enable growth and adaptation away from multi hazard prone land.

### Why

Buller District Council does not have the ability to control the timing or the implementation Te Tai o Poutini Plan (TTPP). The West Coast Regional Council was requested by Government to create the TTPP and create one District Plan to cover the three District Councils on the West Coast.

The issue this creates is that there is a high level of uncertainty about if or when the zoning may be changed, leading to a lack of willingness to invest by both the public and private sector, slowing land development for new housing.

In addition, the lack of certainty encourages on going development in the existing town including the development of new subdivisions which council cannot reject.

Buller is the beneficiary of Infrastructure Acceleration Funding and is currently having new and improved infrastructure designed in the Alma Road catchment area which enjoys a much lower natural hazard profile than the current town. However, Council is unable to access construction funding until zone change decisions are made.

If Government were able to use Fast-track – Consenting to accelerate decision making, Council could commence infrastructure construction earlier providing certainty to the development community and hope and choice to those unable to be protected from the multiple hazard that remain in the existing town. This will provide a high level of confidence to the development community, support early subdivision of suitable land and leads a more prudent planning approach to reducing hazard risk in the built environment over time.

Encouraging development in this area is a key consideration for Westport's adaptation works and are aligned with best practices for hazards management and planning.

Best Regards



### **Jamie Cleine**

Buller District Mayor

Phone 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

**From:** [Mayor Jamie Cleine](#)  
**To:** [Garry Howard](#)  
**Cc:** [BDC Councillors; Simon Pickford](#)  
**Subject:** Re: Fast Track Approvals Bill  
**Date:** Tuesday, 23 April 2024 9:54:41 am  
**Attachments:** [image.png](#)  
[Fast Track Bill Submission - Final.pdf](#)

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Hi Garry ,

Thanks for the email. Time constraints didn't allow for a full workshop on the submission.

Councillors were advised verbally that a submission would be prepared, circulated via email and included for a formal approval at the next available meeting (tomorrow).

The submission was prepared based upon submissions already publicly available from other Councils and advice given by Simpson Grierson at the recent LGNZ conference which highlighted risks to Councils of the Bill.

Councillors were circulated the submission on Thursday with 2 out of 10 replied suggesting they may not support the submission. On that basis I confirmed the submission would be lodged to meet Friday's deadline and formally voted on tomorrow. I also advised that if the vote was lost BDC would be withdrawing the submission, which is an option always available to us.

I've attached the submission for your information. It is also included in the public agenda for tomorrow.

Not ideal, but given other work loads on staff etc I felt it was this compromise or not put in a submission at all. Council still has ultimate decision making on the submission.

Regards  
Jamie

Jamie Cleine | Mayor  
Mobile 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

Buller District Council | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)  
PO Box 21 | Westport 7866

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**From:** Garry Howard

**Sent:** Tuesday, April 23, 2024 9:21:00 AM

**To:** Mayor Jamie Cleine <jamie.cleine@bdc.govt.nz>; Councillor Linda Webb <Linda.Webb@bdc.govt.nz>; Councillor Graeme Neylon <graeme.neylon@bdc.govt.nz>; Councillor Rosalie Sampson <rosalie.sampson@bdc.govt.nz>; Councillor Toni O'Keefe <Toni.O'Keefe@bdc.govt.nz>; Councillor Andrew Basher <Andrew.Basher@bdc.govt.nz>; Councillor Annelise Pfahlert <Annelise.Pfahlert@bdc.govt.nz>; Councillor Joanne Howard <joanne.howard@bdc.govt.nz>; Councillor Grant Weston <grant.weston@bdc.govt.nz>; Ned Tauwhare <ned.tauwhare@bdc.govt.nz>; Councillor Colin Reidy <Colin.Reidy@bdc.govt.nz>; Councillor Phil Grafton <Phil.Grafton@bdc.govt.nz>

**Subject:** Fast Track Approvals Bill

Hi Jamie & Councillors,

Appreciate knowing if the Council submission made to the Fast Track Approvals Bill went before councillors at a workshop or Council meeting?

While not wanting to know who wrote the submission, was it Council staff, external consultant ?

The article in the News 22 April refers to "We" If the submission was read and passed by Councillors then I accept it is for the Buller community. If it was not, had councillors given consent to the Mayor or CEO to put forward the submission?

Given that Minister Shane Jones has been listening to concerns of the West Coast and other regions the submission appears to be a slap in the face to the Minister and I have little doubt it would have been noted at some point in his briefing papers. It would be good to have a copy of the full submission rather than jump to any conclusion. Appreciate if you could supply.



Many thanks  
Garry Howard  
Mob [REDACTED]

---

**WARNING!!!**  
[SmartRules detected a suspected whaling attack]

---





Committee Secretariat  
Environment Committee  
Parliament Buildings  
Wellington

19 April 2024

Email: [en@parliament.govt.nz](mailto:en@parliament.govt.nz)

### **SUBMISSION FROM BULLER DISTRICT COUNCIL ON THE FAST-TRACK APPROVALS BILL**

Buller District Council (BDC) thanks the Environment Committee (the committee) for the opportunity to submit on the Fast-Track Approvals Bill (The Bill)

BDC is a territorial authority located on the West Coast of the South Island.

We are aware that the concerns we raise within this submission are likely to be very similar to those from other provincial councils across New Zealand but given our geographical area, we do have different challenges to some of those faced elsewhere in the country.

#### **The intent of the bill:**

- To create a 'one-stop-shop' to support the efficient delivery of infrastructure and development projects with significant regional and national benefits. While we agree that there's a need to ensure the efficient delivery of these significant projects, we do have concerns as to the overall process as it does not require robust evaluation and has the potential to result in significant impact to our environment as well as infrastructure.

#### **The purpose of the Bill:**

- The Council is concerned by the lack of reference to environment objectives – noting that this is a fundamental shift in environmental legislation, setting a clear direction that environmental impacts are subordinate to delivering economic growth.
- BDC believe that environmental objectives, such as responding to, and managing the effects of climate change, reducing emissions, protecting areas of significant indigenous vegetation as well as managing water quality, should be an important part of any environmental legislation in New Zealand. We believe that the purpose of the Bill should have environment objectives as well as consideration of consequences of the decisions.
- We recommend there are more comments and objectives in the Bill that considers an intergenerational approach. BDC has strong concerns that fast-track projects could have major unintended consequences on future generations if not carefully and thoroughly considered.

### **Project Eligibility:**

- BDC supports the need for criteria to determine the eligibility of referred projects. The most important part that we see is the need to provide clear guidelines and a clear and structured framework and process for decisions that are being taken. We do support the broad criteria for referred projects, as it may be in the BDC's favour when putting forward potential projects and should allow us to be part of the discussion.
- We would question how the note around national or regional benefits has been defined. We would request that more information is given as to the criteria and what this actually means for our community.
- Community engagement or demonstrable support from the community could be an additional eligibility criteria to be included in the Bill.

### **Decision Making Process:**

- The legislation ought to clearly outline the type of analysis or evidence Ministers must consider when diverging from the recommendations of the Panel, especially when significant environmental or community repercussions are at stake. We recommend that Ministerial deviation only occurs in exceptional circumstances meeting specific criteria specified in the Bill. Presently, there are no such criteria, which we find problematic and ask they be incorporated.
- BDC request that the decision made by the Ministers, along with the rationale for approving or rejecting the project, be provided to the wider community.

### **Implications for Council:**

- The proposed bill allows Councils to offer feedback on both listed and referred projects. Although we appreciate this inclusion, we are concerned the 10-working day window allotted for Councils to submit their feedback is too short. Given the anticipated magnitude of these projects and the substantial technical evidence involved, assessing, and providing commentary will demand significant staff time which at present we are not resourced for. Coordinating an all-of-Council response within this timeframe poses a notable problem and would suggest the timeframe for comment is amended to 30 days, with recommendations on how Councils are meant to resource for this.
- The Council firmly endorses the proposed cost recovery provisions outlined in the Bill. These provisions empower local authorities to recuperate costs from the Environmental Protection Agency for providing information regarding ongoing or forthcoming applications. The incorporation of these cost recovery measures into the primary legislation is deemed essential and we support this.
- We're apprehensive that the fast-track process might override local planning decisions, allowing developments that don't align with the carefully established local direction. This could lead to unintended consequences, especially in terms of where growth occurs, and the infrastructure needed to support it. Buller District is one of the most socially deprived areas in the country, and affordability is of paramount importance to our community.
- The approvals and consents granted through the fast-track process could greatly impact Council infrastructure, both short and long term. It is crucial that during both the referral and decision-making stages, decision-makers thoroughly assess the proposals' effects on

Council infrastructure, ensuring they meet standards and are sustainable whilst also being affordable for the community.

**Concluding Remarks:**

**Buller District Council would like to thank you for the opportunity to provide this submission. We do appreciate the relationship we have built with Central Government and thank you for the support received in return.**

If there are any questions regarding this submission, please contact Mayor Jamie Cleine at [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz). We do not wish to be heard in support of this submission.

**Ngā mihi**



**Jamie Cleine**

Buller District Mayor  
Phone 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

RE: Letter from Minister Bishop- Listed Process Approval Process

**From:** [Simon Pickford](#)  
**To:** [Steve Garner](#); [Paul Zaanen](#)  
**Cc:** [Michael Duff](#); [Nathan Riley](#)  
**Subject:** RE: Letter from Minister Bishop- Listed Process Approval Process  
**Date:** Wednesday, 10 April 2024 11:31:00 am  
**Attachments:** [Fwd Fast Track Approvals Bill Submission.msg](#)  
[image004.png](#)  
[image006.png](#)

---

Hi Steve,

DWCs Fast Track Submission attached FYI.

Thanks

Simon

Simon Pickford | Chief Executive Officer  
Mobile 021949922 | Email [Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)

Buller District Council | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)  
PO Box 21 | Westport 7866

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[Buller District Council Website](#)



---

**From:** Steve Garner <[Steve.Garner@bdc.govt.nz](mailto:Steve.Garner@bdc.govt.nz)>  
**Sent:** Thursday, April 4, 2024 3:11 PM  
**To:** Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>; Paul Zaanen <[Paul.Zaanen@bdc.govt.nz](mailto:Paul.Zaanen@bdc.govt.nz)>  
**Cc:** Michael Duff <[Michael.Duff@bdc.govt.nz](mailto:Michael.Duff@bdc.govt.nz)>; Nathan Riley <[Nathan.Riley@bdc.govt.nz](mailto:Nathan.Riley@bdc.govt.nz)>  
**Subject:** RE: Letter from Minister Bishop- Listed Process Approval Process

Thanks Simon, I will make some time to meet with Paul to draft something for council for their response. We should have a draft with you by the middle of next week.

Best regards  
Steve

---

**From:** Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>  
**Sent:** Thursday, April 4, 2024 3:08 PM  
**To:** Paul Zaanen <[Paul.Zaanen@bdc.govt.nz](mailto:Paul.Zaanen@bdc.govt.nz)>; Steve Garner <[Steve.Garner@bdc.govt.nz](mailto:Steve.Garner@bdc.govt.nz)>

RE: Letter from Minister Bishop- Listed Process Approval Process

**Cc:** Michael Duff <Michael.Duff@bdc.govt.nz>; Nathan Riley <Nathan.Riley@bdc.govt.nz>

**Subject:** FW: Letter from Minister Bishop- Listed Process Approval Process

Hi Paul and Steve,

See below and the attached letter from Minister Bishop re the Fast-Track Approval Bill.

For you to action.

Thanks

Simon

Simon Pickford | Chief Executive Officer  
Mobile 021949922 | Email [Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)

Buller District Council | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)  
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---

**From:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>

**Sent:** Thursday, April 4, 2024 2:51 PM

**To:** Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>

**Subject:** Fwd: Letter from Minister Bishop- Listed Process Approval Process

Hi Simon,

See letter attached regards RMA Fast Track process.

**We will need to provide an application via the website as indicated to have Alma Road fast tracking included in Schedule.**

Paul Zaanen and Steve Garner probably best to work on this??

Regards  
Jamie

**Jamie Cleine** | Mayor  
Mobile 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

**Buller District Council** | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)  
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Begin forwarded message:

**From:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Date:** 4 April 2024 at 13:25:44 NZDT  
**To:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>  
**Subject:** Letter from Minister Bishop- Listed Process Approval Process

Kia ora Jamie Cleine,

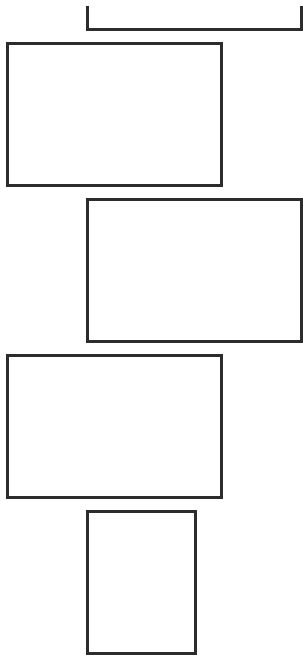
Please see the attached letter from Minister Bishop regarding the Fast-track Approval Bill.

Ngā mihi nui,  
The Listed Projects Team

Ministry for the Environment | Manatū Mō Te Taiao  
[environment.govt.nz](http://environment.govt.nz)



RE: Letter from Minister Bishop- Listed Process Approval Process



10 April 2024

## Submission on the Fast-track Approvals Bill

To: Environment Committee

Email: [en@parliament.govt.nz](mailto:en@parliament.govt.nz)

### Personal Details

This submission is from Development West Coast.

Contact: Heath Milne, Chief Executive  
Address: Level 1, 54 Tainui Street, Greymouth 7805  
P O Box 451, Greymouth 7840  
Phone: 03 769 7000  
Email: [ceo@dwc.org.nz](mailto:ceo@dwc.org.nz)

### 1. Submission

Development West Coast (DWC) as the West Coast Economic Development Agency, Regional Tourism Organisation and Regional Development Trust is supportive of the **Fast-track Approvals Bill**. This legislation represents a crucial step towards expediting essential projects that contribute to New Zealand's economic growth, development, and sustainability.

As a stakeholder invested in the West Coast, DWC believes this Bill presents a significant opportunity to enhance efficiency, promote economic growth, and address critical infrastructure needs, unlocking the full potential of the West Coast economy and addressing some of the longstanding challenges the region faces.

The West Coast region is known for its abundant natural resources, stunning landscapes, and unique cultural heritage, however, its economic progress has often been hindered by regulatory hurdles and lengthy approval processes that deter investment and stifle innovation. The Fast-track Approvals Bill offers a solution to these challenges by streamlining regulatory procedures and expediting the approval process for key projects and initiatives.

The West Coast is no stranger to economic shocks. Streamlining the approval process for infrastructure projects and economic initiatives will enhance the region's resilience, enabling it to respond more effectively to challenges and seize opportunities for growth and recovery.

By involving joint Ministers responsible for Infrastructure, Transport, Regional Development, Conservation, and Crown Minerals, timely decision-making is enabled through enhanced transparency and accountability without compromising due diligence. This will not only save time and resources for businesses and organisations but ensure essential projects are brought to fruition promptly.



We believe the Fast-track Approvals Bill is essential for the economic prosperity of the West Coast:

### **Economic Growth**

The West Coast is home to significant natural resources, including minerals, forestry, and renewable energy potential. The development of these resources has been hampered by complex regulatory requirements and prolonged approval timelines. By fast-tracking approvals, the Bill will unlock investment in resource development projects, creating jobs and stimulating economic growth across the region. The Bill's focus on fast-tracking projects of national and regional significance aligns with the vision for a thriving West Coast economy.

### **Infrastructure Development**

Infrastructure development is vital for enhancing productivity, connectivity, and resilience in the economy. Lengthy approval processes often impede timely implementation of infrastructure projects. Through streamlining regulatory procedures, the Fast-track Approvals Bill will enable faster delivery of critical infrastructure, unlocking new growth opportunities and improving the overall competitiveness of New Zealand's economy.

### **Innovation and Entrepreneurship**

The West Coast has a vibrant community of innovators, entrepreneurs, and small businesses driving economic diversification and job creation. The Bill will provide a streamlined pathway for entrepreneurs to bring their ideas to market, fostering innovation and supporting the growth of new industries on the West Coast.

By expediting approvals for new technologies, products, and services, the Fast-track Approvals Bill will create a more conducive environment for innovation and entrepreneurship to thrive, fostering the emergence of new industries and the transformation of existing ones.

The Fast-track Approvals Bill will enable innovators and entrepreneurs to navigate regulatory processes more swiftly, empowering them to bring novel ideas and solutions to market faster, thereby fostering competitiveness and driving progress.

### **Environmental Considerations**

While it's essential to facilitate timely approvals for projects that drive economic growth, it's equally crucial to ensure these projects adhere to rigorous environmental standards and mitigate any potential negative impacts. We appreciate the Bill's commitment to environmental protection. The Expert Panel's expertise will ensure that projects are carried out responsibly, minimising adverse effects on our natural surroundings. The one-stop-shop approach for approvals under various Acts streamlines processes while maintaining environmental safeguards.

### **Treaty Settlements and Māori Engagement**

The Bill explicitly requires adherence to existing Treaty of Waitangi settlements and other arrangements. As a region with rich Māori heritage, we recognise the importance of Treaty settlements and obligations. We urge the joint Ministers to actively engage with local iwi authorities and Māori groups during decision-making.

### **Tourism Infrastructure**

Tourism is a vital economic driver for the West Coast, attracting visitors to experience our landscapes and cultural heritage. The expansion of tourism infrastructure has often been impeded by regulatory red tape. Fast-track approvals will enable the timely development of tourism infrastructure, enhancing the visitor experience and driving growth in the tourism sector.

### **Promote and Stimulate Investment**

By providing a more predictable and efficient regulatory environment, the Bill will enhance investor confidence and encourage greater investment in critical sectors. New Zealand's economic prosperity relies heavily on attracting domestic and foreign investment. The Fast-track Approvals Bill will provide a clear and expedited pathway for investors, reducing uncertainty and delays associated with regulatory approvals. This enhanced investment environment will catalyse economic activity, spur innovation, and create employment opportunities nationwide.

### **Housing and Development**

Like many regions in New Zealand, the West Coast is facing challenges related to housing. Delays in the approval of residential development projects contribute to housing shortages and drives up prices. By facilitating faster approvals for housing developments, we can address housing shortages and provide affordable housing options for our community. The Bill's provisions for housing-related projects are essential for meeting the growing demand.

## **2. Concluding Recommendations**

In conclusion, we believe the Fast-track Approvals Bill represents a significant step forward in enhancing regulatory efficiency and effectiveness and accelerates progress.

While expediting approvals, we believe the Bill maintains a balance by considering environmental, social, and cultural factors, against efficiency and accountability, promoting responsible development and decision-making.

It is imperative the regulatory policies that determine how we use and manage our natural and physical resources are effective, consistent, and efficient enabling documents that assist economic development.

The proposed legislation is significant for the West Coast in unlocking the economic potential, stimulating economic growth, and safeguarding the environment, whilst supporting the regions ongoing efforts to build a prosperous and resilient community, and contribute to New Zealand's overall prosperity.

We encourage the Environment Committee to support this legislation and ensure its effective implementation. Its enactment will demonstrate a commitment to fostering innovation, economic growth, and societal progress, sending a strong signal to investors, businesses, and entrepreneurs that New Zealand is committed to fostering a business-friendly environment conducive to growth and innovation.

**From:** [Simon Pickford](#)  
**To:** [Paul Zaanen](#); [Steve Garner](#)  
**Cc:** [Michael Duff](#); [Nathan Riley](#)  
**Subject:** FW: Letter from Minister Bishop- Listed Process Approval Process  
**Date:** Thursday, 4 April 2024 3:07:00 pm  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Letter from Minister Bishop- Listed Projects Process.pdf](#)  
[image002.png](#)

---

Hi Paul and Steve,

See below and the attached letter from Minister Bishop re the Fast-Track Approval Bill.

For you to action.

Thanks

Simon

Simon Pickford | Chief Executive Officer  
Mobile 021949922 | Email [Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)

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---

**From:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>  
**Sent:** Thursday, April 4, 2024 2:51 PM  
**To:** Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>  
**Subject:** Fwd: Letter from Minister Bishop- Listed Process Approval Process

Hi Simon,

See letter attached regards RMA Fast Track process.

We will need to provide an application via the website as indicated to have Alma Road fast tracking included in Schedule.

Paul Zaanen and Steve Garner probably best to work on this??

Regards  
Jamie

**Jamie Cleine** | Mayor  
Mobile 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

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Begin forwarded message:

**From:** Listed Projects <[ListedProjects@mfe.govt.nz](mailto:ListedProjects@mfe.govt.nz)>  
**Date:** 4 April 2024 at 13:25:44 NZDT  
**To:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>  
**Subject:** Letter from Minister Bishop- Listed Process Approval Process

Kia ora Jamie Cleine,

Please see the attached letter from Minister Bishop regarding the Fast-track Approval Bill.

Ngā mihi nui,  
The Listed Projects Team

Ministry for the Environment | Manatū Mō Te Taiao  
[environment.govt.nz](http://environment.govt.nz)





Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister for Sport and Recreation  
Leader of the House  
Associate Minister of Finance

3 April 2024

Tēnā koe,

After being introduced to Parliament on 7 March 2024, the Fast-Track Approvals Bill (Bill) is now being considered by the Environment Select Committee.

I'm getting in touch as I understand that you were invited to, or had a high level of interest in, nominating projects for inclusion as a 'listed projects' in the Bill. These 'listed projects' will be included in Schedules 2A and 2B of the Bill once the Select Committee process has concluded.

The Government has now established a process to identify listed projects for inclusion in the Bill. This will involve a group of independent experts - the Fast-Track Projects Advisory Group (the Advisory Group) who will be assessing and making recommendations to Ministers on which projects to include in the Bill.

You can nominate a project for listing by submitting it to the Advisory Group for consideration via the Ministry for the Environment (MfE) website ([Fast-track consenting applications - Ministry for the Environment - Citizen Space](#)). You will need to identify which schedule you would like the project to be on and provide supporting information.

The Advisory Group will then undertake an assessment of the projects against the referral criteria in the Bill. It will be supported by a group of officials from the Ministry of Business Innovation and Employment and MfE.

The Advisory Group will then make its recommendations to Ministers who will make decisions on what projects to include in the Bill. These projects will be added to the Bill either through the Select Committee process or later in the Parliamentary process.

The application portal on the MfE website will be live from 3 April to 3 May 2024.

Yours sincerely

A handwritten signature in blue ink that reads "Chris Bishop".

**Hon Chris Bishop**  
Minister Responsible for RMA Reform

**From:** [Nathan Riley](#)  
**To:** [Mayor Jamie Cleine](#); [Simon Pickford](#); [John Salmond](#)  
**Subject:** RE: Fast Track Approvals Bill  
**Date:** Wednesday, 17 April 2024 7:43:50 pm  
**Attachments:** [image002.png](#)

---

All credit to John here. Great work.

Would suggest that attributing to Mayor Cleine continues the good momentum across the various conversations with Government. Agree with the tone, measured yet mostly supportive of the key principles of fast-tracking. (Noting, if generally successful, we could see more of this approach with the broader RMA reform).

Simon – good question - ‘usually’ yes. As I understand, in this case the Gov suspended the requirement for the normal RIS assurance process for decisions around their 100-day plan proposals. (A condensed Supplementary Analysis Report was provided instead I believe, which was reviewed by the Ministry for Environment).

Regards,

Nathan

Nathan Riley | Group Manager Regulatory Services  
DDI 037889614 | Mobile 0273877128 | Email [Nathan.Riley@bdc.govt.nz](mailto:Nathan.Riley@bdc.govt.nz)

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---

**From:** Mayor Jamie Cleine <jamie.cleine@bdc.govt.nz>  
**Sent:** Wednesday, April 17, 2024 6:47 PM  
**To:** Simon Pickford <Simon.Pickford@bdc.govt.nz>  
**Cc:** John Salmond <John.Salmond@bdc.govt.nz>; Nathan Riley <Nathan.Riley@bdc.govt.nz>  
**Subject:** Re: Fast Track Approvals Bill

Good job team. I support Simons' minor markup.

I'm comfortable with the submission being attributed to either myself or Simon.

Please circulate to all councillors FYI before we send it. We will need to ratify formally at Council.

Regards

J

**Jamie Cleine** | Mayor

Mobile 027 423 2629 | Email [jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)

**Buller District Council** | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)

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On 17 Apr 2024, at 18:07, Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)> wrote:

Hi John and Nathan,

Great work in pulling this together so quickly. I think it reads well and I've only made minor edits (attached). A general question - shouldn't a Bill such as this have a Regulatory Impact Statement?

Are submissions normally sent by the CE or the Mayor? I'm not concerned either way but thought I'd ask.

Thanks

Simon

**Simon Pickford** | Chief Executive Officer

Mobile 021949922 | Email [Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)

**Buller District Council** | Phone 0800 807 239 | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)

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---

**From:** John Salmond <[John.Salmond@bdc.govt.nz](mailto:John.Salmond@bdc.govt.nz)>  
**Sent:** Wednesday, April 17, 2024 4:57:12 PM  
**To:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>; Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>; Nathan Riley <[Nathan.Riley@bdc.govt.nz](mailto:Nathan.Riley@bdc.govt.nz)>  
**Subject:** Fast Track Approvals Bill

Good evening all,

Please find the draft submission attached regarding the Fast Track Approvals bill. As LGNZ has yet to release their version, I've compiled this draft based on research and insights from other councils.

I would greatly appreciate it if you could take some time to review the document and share your thoughts.

Thank you for looking at it, and to Nathan for his time earlier.

Best regards,

John

John Salmond | Senior Project Lead  
Mobile 027 351 9776 | Email [John.Salmond@bdc.govt.nz](mailto:John.Salmond@bdc.govt.nz)

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<[image001.jpg](#)>

<[image003.png](#)>

<Fast Track Approvals Bill\_SPedits.docx>



**From:** [Simon Pickford](#)  
**To:** [John Salmond](#); [Mayor Jamie Cleine](#); [Nathan Riley](#)  
**Subject:** Re: Fast Track Approvals Bill  
**Date:** Wednesday, 17 April 2024 6:07:38 pm  
**Attachments:** [image003.png](#)  
[Fast Track Approvals Bill\\_SPedits.docx](#)

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Hi John and Nathan,

Great work in pulling this together so quickly. I think it reads well and I've only made minor edits (attached). A general question - shouldn't a Bill such as this have a Regulatory Impact Statement?

Are submissions normally sent by the CE or the Mayor? I'm not concerned either way but thought I'd ask.

Thanks

Simon

Simon Pickford | Chief Executive Officer  
Mobile 021949922 | Email [Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)

Buller District Council | Phone [0800 807 239](tel:0800807239) | [www.bullerdc.govt.nz](http://www.bullerdc.govt.nz)  
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[Image](#)



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**From:** John Salmond <[John.Salmond@bdc.govt.nz](mailto:John.Salmond@bdc.govt.nz)>  
**Sent:** Wednesday, April 17, 2024 4:57:12 PM  
**To:** Mayor Jamie Cleine <[jamie.cleine@bdc.govt.nz](mailto:jamie.cleine@bdc.govt.nz)>; Simon Pickford <[Simon.Pickford@bdc.govt.nz](mailto:Simon.Pickford@bdc.govt.nz)>; Nathan Riley <[Nathan.Riley@bdc.govt.nz](mailto:Nathan.Riley@bdc.govt.nz)>  
**Subject:** Fast Track Approvals Bill

Good evening all,

Please find the draft submission attached regarding the Fast Track Approvals bill. As LGNZ has yet to release their version, I've compiled this draft based on research and insights from other councils.

I would greatly appreciate it if you could take some time to review the document and share your thoughts.

Thank you for looking at it, and to Nathan for his time earlier.

Best regards,

John

John Salmond | Senior Project Lead  
Mobile 027 351 9776 | Email [John.Salmond@bdc.govt.nz](mailto:John.Salmond@bdc.govt.nz)

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Committee Secretariat  
Environment Committee  
Parliament Buildings  
Wellington

Email: [en@parliament.govt.nz](mailto:en@parliament.govt.nz)

### **SUBMISSION FROM BULLER DISTRICT COUNCIL ON THE FAST-TRACK APPROVALS BILL**

Buller District Council (BDC) thanks the Environment Committee (the committee) for the opportunity to submit on the Fast-Track Approvals Bill (The Bill)

BDC is a territorial authority located on the West Coast of the South Island.

We are aware that the concerns we raise within this submission are likely to be very similar to those from other provincial councils across New Zealand but given our geographical area, we do have different challenges to some of those faced elsewhere in the country.

#### **The intent of the bill:**

- To create a 'one-stop-shop' to support the efficient delivery of infrastructure and development projects with significant regional and national benefits. While we agree that there's a need to ensure the efficient delivery of these significant projects, we do believe there are concerns as to the overall process as it does not require robust evaluation and has the potential to result in significant impact to our environment as well as infrastructure.

#### **The purpose of the Bill:**

- The Council is concerned by the lack of reference to environment objectives – noting that this is a fundamental shift in environmental legislation, setting a clear direction that environmental impacts are subordinate to delivering economic growth.
- BDC believe that environmental objectives, such as responding to, and managing effects from climate change, reducing emissions, protecting areas of significant indigenous vegetation as well as managing water quality, should be an important part of any environmental legislation in New Zealand. We believe that the purpose of the bill should have objectives around the environment as well as consequences of the decisions.
- Buller have felt the effect of two extreme flooding events in the past few years. We recommend that there is more comment and objectives in the bill around an intergenerational approach and there are concerns that fast-track projects could have an impact on our 'Untamed Wilderness'

#### **Project Eligibility:**

- BDC support the need for criteria to determine the eligibility of referred projects - The most important part that we see is the need to provide clear guidelines and a clear and structured framework and process for decisions that are being taken. We do support the broad criteria

for referred projects, as it may be in the Council's favour when putting forward potential projects and should allow us to be in the discussion.

- We would question how the note around national or regional benefits has been defined. We would request that more information is given as to the criteria and what this actually means for our community.

#### **Decision Making Process:**

- The legislation ought to clearly outline the type of analysis or evidence Ministers must consider when diverging from the recommendations of the Panel, especially when significant environmental or community repercussions are at stake. We advocate for allowing Ministerial deviation only in exceptional circumstances meeting specific criteria specified in the bill. Presently, there are no such criteria, which we find problematic and propose they be incorporated.
- BDC request that the decision made by the Ministers, along with the rationale for approving or rejecting the project, be provided to the wider community.

#### **Implications for Council:**

- The proposed bill allows Councils to offer feedback on both listed and referred projects. Although we appreciate this inclusion, we are concerned by the 10-working day window allotted for Councils to submit their feedback. Given the anticipated magnitude of these projects and the substantial technical evidence involved, assessing, and providing commentary will demand significant staff time which at present we are not resourced for. Coordinating an all-of-Council response within this timeframe poses a notable problem and would suggest the timeframe for comment is amended to 30 days, with recommendations on how Councils are meant to resource for this.
- The Council firmly endorses the proposed cost recovery provisions outlined in the Bill. These provisions empower local authorities to recuperate costs from the Environmental Protection Agency for providing information regarding ongoing or forthcoming applications. The incorporation of these cost recovery measures into the primary legislation is deemed essential and we support this.
- We're apprehensive that the fast-track process might override local planning decisions, allowing developments that don't align with the carefully established local direction. This could lead to unintended consequences, especially in terms of where growth occurs, and the infrastructure needed to support it. Buller District is one of the most socially deprived areas in the country, and affordability is of paramount importance to our community.
- The approvals and consents granted through the fast-track process could greatly impact Council infrastructure, both short and long term. It is crucial that during both the referral and decision-making stages, decision-makers thoroughly assess the proposals' effects on Council infrastructure, ensuring they meet standards and are sustainable whilst also being affordable for the community.

#### **Concluding Remarks:**

**Buller District Council would like to thank you for the opportunity to provide this submission. We do appreciate the relationship we have built with Central Government and thank you for the support received in return.**

If there are any questions regarding this submission, please contact Simon Pickford at [simon.pickford@bdc.govt.nz](mailto:simon.pickford@bdc.govt.nz). We do not wish to be heard in support of this submission.

**Ngā mihi**

(Signature)

**From:** [John Salmond](#)  
**To:** [Mayor Jamie Cleine](#); [Simon Pickford](#); [Nathan Riley](#)  
**Subject:** Fast Track Approvals Bill  
**Date:** Wednesday, 17 April 2024 4:57:31 pm  
**Attachments:** [Fast Track Approvals Bill .docx](#)  
[image003.png](#)

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**Ngā mihi**

(Signature)